



Snohomish County
Planning and Development
Services

Visit us at :

2nd Floor Robert J. Drewel Bldg.
3000 Rockefeller Avenue
Everett, WA 98201

425-388-3311
1-800-562-4367, ext. 3311



ONLINE INFORMATION

www.snohomishcountywa.gov/1190



This Assistance Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Decks (Porches & Steps (Uncovered))

Assistance Bulletin

#21

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WWW.SNOCO.ORG

Keyword: Assistance Bulletins

Q: Do I need a building permit to build my deck, porch, or steps?

A: Permits are required for Residential uncovered decks, associated platforms and steps only if any of the following apply:

- The walking surface is more than 30 inches above grade at any point
- The deck, porch, or step is over any basement or story below
- The deck, porch, or step is part of a required accessible route of travel serving a facility such as an Adult Family Home

Q: How do I get a building permit?

A: All Residential Building Permit applications are now submitted by visiting the Customer Support Center, 2nd Floor, Robert J. Drewel Building. To get forms online, go to www.snohomishcountywa.gov/1190.

The following three items are required to apply for a building permit:

1. A completed Residential Building Permit Application. You can download a copy at www.snohomishcountywa.gov/1863.
2. A Base Site Plan including items 1-13 noted on the "Residential Site Plan Submittal Checklist" which can be found at www.snohomishcountywa.gov/1863. Site plans must be drawn to any engineering scale such as 1" = 10', 20', 30', 100', or 200'. Maximum paper size shall be 11"x 17".
3. Structural plans drawn to scale (1/4" = 1' is preferred) which include at least one plan view and one elevation view. If the deck is connected to a structure, it is important to show details for the connection.

Q: How much does the permit cost?

A: The fees for deck building permits vary depending on the site. The **minimum** fee for any size uncovered deck is \$171.88. Additional fees may include Health District (office review \$111, field review \$221), Site Review \$50, Critical Area Review \$250, depending upon type of review (all structures may be subject to additional drainage fees as determined during the review process). If the site is located in a Flood Hazard Zone, a [Flood Hazard Permit](#) is required.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

Q: What about required setback distances to property lines?

A: Setback distances to property lines depend on the zoning for the property and if the property line is adjacent to a public right-of-way or an easement. The Snohomish County Zoning Code provides that uncovered decks, porches, and steps may project into a required setback, provided they are not higher than 4 feet above the finished grade level, that they are no closer than 30 inches to any property line and that they do not project more than 6 feet into the setback required from a street.

Uncovered decks, porches, and steps more than 4 feet in height, or any covered deck, porch, or steps must meet all building setback requirements.

“Construction Tip Sheets” are available at www.mybuildingpermit.com. The 2006 IRC version is acceptable with the addition of minimum 1,500 pound hold-down tension devices installed in not less than two locations for lateral bracing as required by Section R502.2.2.3, 2009 IRC.

You may also contact us if you have any questions via:

Email: PermitTech@snoco.org

Telephone: 425-388-3311

Visit us at: 2nd Floor, Robert J. Drewel Building, 3000 Rockefeller Avenue, Everett
